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18227191490

WARRANTY DEED

This instrument was prepared by:
Nazar Kashuba, Esq.
Demchenko & Kashuba LLC
Two Northfield Plaza, Ste. 310
Northfield, IL 60093

Doc# 1822719149 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/15/2018 01:46 PM PG: 1 OF 3

18004466SK0

THE GRANTOR, **2709 ASHLAND LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, **L 4 DEVELOPMENT LLC**, an Illinois limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Parcel(s): 14-29-300-011-0000, 14-29-300-013-0000, 14-29-300-014-0000 and 14-29-300-017-0000

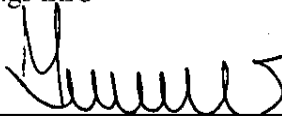
Commonly known as 2709-2745 N Ashland, Chicago, IL 60614.

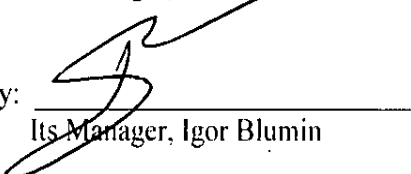
SUBJECT TO: general real estate taxes for 2018 and subsequent years; existing leases; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

DATED this 6th day of April, 2018.

2709 ASHLAND LLC, an Illinois limited liability company

By: Its Manager, Development Management Holdings LLC

By: 
Its Manager, Alex Zdanov

By: 
Its Manager, Igor Blumin

[Verification Page follows]



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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Alex Zdanov and Igor Blumin, as Managers of Development Management Holdings LLC that is acting as Manager of 2709 ASHLAND LLC ("Company") personally known to me to be the same persons whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as the only Managers of the Company they signed and delivered the said instrument and caused the corporate seal of said limited liability company to be affixed thereto, pursuant to authority given by the operating agreement of said limited liability company, as their free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of April, 2018.



Notary Public



AFTER RECORDING, MAIL TO:

L 4 DEVELOPMENT LLC

Two Northfield Plaza, Suite 320

Northfield, Illinois 60093

SEND SUBSEQUENT TAX BILLS TO:

L 4 DEVELOPMENT LLC

Two Northfield Plaza, Suite 320

Northfield, Illinois 60093

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Exhibit "A" LEGAL DESCRIPTION

PARCEL 1:

LOT 13 (EXCEPT THE NORTH 1.00 FOOT THEREOF) AND (EXCEPT THAT PART CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED. RECORDED AUGUST 27, 1930 AS DOCUMENT 10732414) IN LEMBEKE'S ADDITION TO CHICAGO, A SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 50 FEET OF THE EAST 100 FEET OF THE NORTH 116 FEET THEREOF), IN BLOCK 45, IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2



THE WEST 262.33 FEET (EXCEPT THE EAST 121.33 THEREOF) OF LOT 7 (EXCEPT THAT PART OF LOT 7 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 29. AS CONVEYED BY QUIT CLAIM DEED RECORDED AUGUST 7, 1930 AS DOCUMENT NUMBER 10729007), IN BLOCK 45, IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH. RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


PARCEL 3:

LOTS 1, 2, 3 AND 14, IN MUELLER'S SUBDIVISION OF THE WEST 141.0 FEET OF LOT 8, IN BLOCK 45, IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH. RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED JANUARY 17, 1902 AS DOCUMENT NO. 3196654 IN BOOK 82 OF PLATS, PAGE 18 THEREIN, (EXCEPT THAT PART OF PREMISES IN QUESTION LYING WEST OF A LINE 50.0 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 29, CONVEYED TO THE CITY OF CHICAGO, A MUNICIPAL CORPORATION, BY QUIT CLAIM DEED RECORDED AUGUST 19, 1930 AS DOCUMENT NUMBER 10729008). IN COOK COUNTY, ILLINOIS.

Parcel(s): 14-29-300-011-0000, 14-29-300-013-0000, 14-29-300-014-0000 and 14-29-300-071-0000

Commonly known as 2709-2745 N Ashland, Chicago, IL 60614.

REAL ESTATE TRANSFER TAX		14-Aug-2018
	COUNTY:	3,600.00
	ILLINOIS:	7,200.00
	TOTAL:	10,800.00
14-29-300-011-0000 20180401638521 2-119-245-600		

REAL ESTATE TRANSFER TAX		14-Aug-2018
	CHICAGO:	54,000.00
	CTA:	21,600.00
	TOTAL:	75,600.00 *
14-29-300-011-0000 20180401638521 1-045-503-776		
* Total does not include any applicable penalty or interest due.		